

ORDINANCE NO. 000622-86

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

LOT 1, JACK ANDREWARTHA ADDITION, FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT, LOCALLY KNOWN AS 2117 IH-35 SOUTH, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from Community Commercial-Conditional Overlay (GR-CO) combining district to General Commercial Services-Conditional Overlay (CS-CO) combining district on the property described in File C14-00-2072, as follows:

Lot 1, Jack Andrewartha Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 87, Pages 178C and 178D, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 2117 IH-35 South, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- 1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.**
- 2. Vehicular access from the Property to Matagorda Street and Windoak Drive is not permitted. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.**
- 3. A 15-foot wide vegetative buffer shall be established along the western property line. Improvements permitted on the vegetative buffer zone shall be limited to driveways, drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.**

4. If the Property is developed as a convenience storage use, a 75-foot wide undisturbed buffer shall be established and maintained along the eastern property line. If the Property is developed with a permitted Community Commercial use, a 28-foot wide undisturbed buffer shall be established and maintained along this eastern property line. Improvements permitted on the vegetative buffer zone shall be limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
5. The following uses of the Property are prohibited:

Recycling Center
Automotive Rentals
Automotive Washing (of any type)
Exterminating Services
Indoor Sports and Recreation
Outdoor Entertainment
Pawn Shop Services
Research Services
Service Station

Drop-Off Recycling Collection Facility
Automotive Sales
Commercial Off-Street Parking
Indoor Entertainment
Off-Site Accessory Parking
Outdoor Sports and Recreation
Pet Services
Restaurant (drive-in, fast food)
Theater

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the General Commercial Services (CS) base district and other applicable requirements of the City Code.

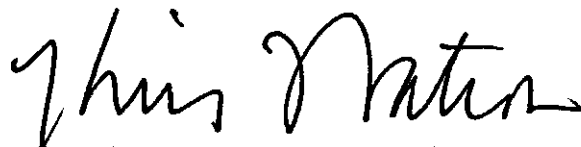
PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on July 3, 2000.

PASSED AND APPROVED


June 22, 2000

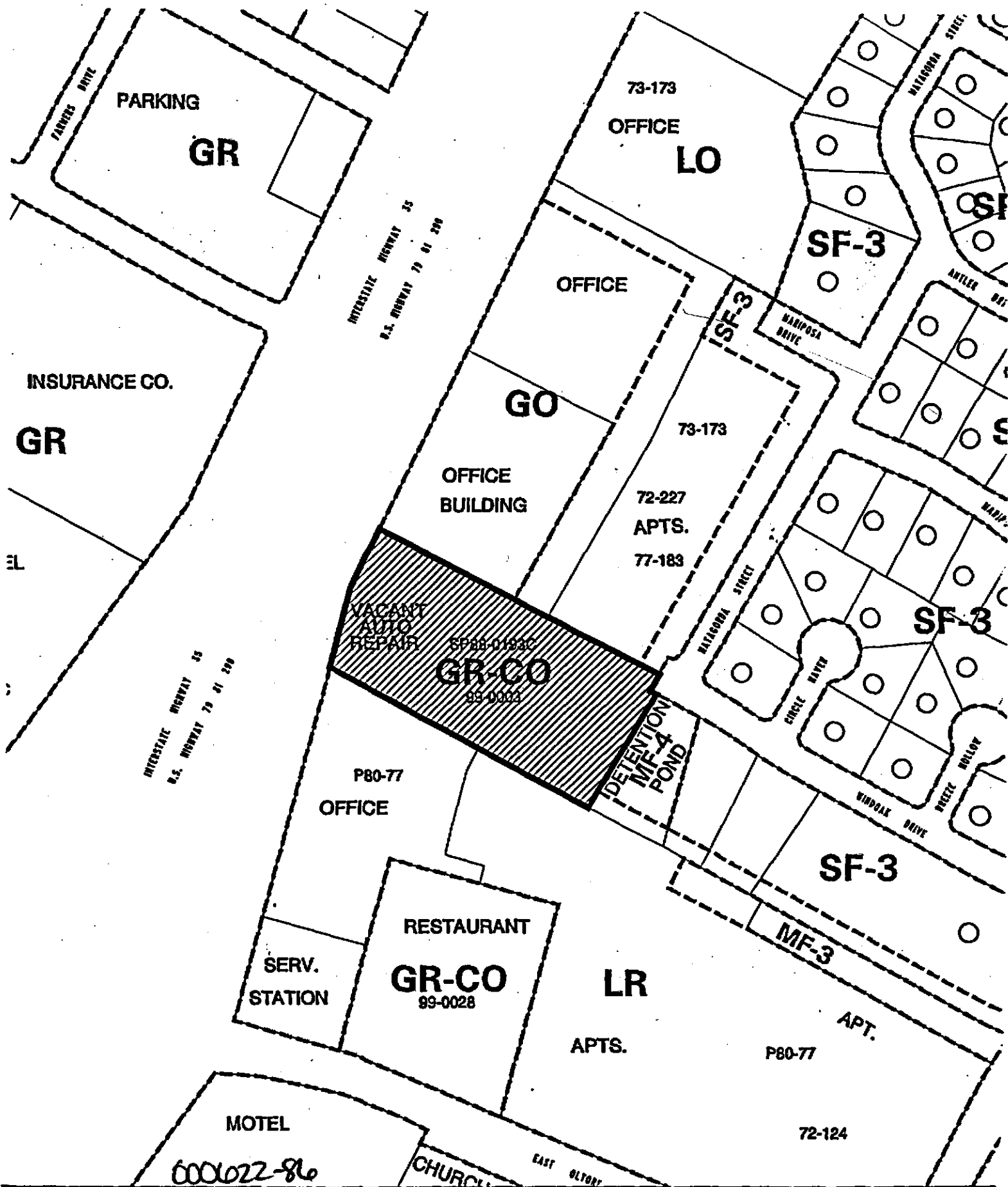
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Kirk Watson
Mayor

APPROVED: 
Andrew Martin
City Attorney

ATTEST: 
Shirley A. Brown
City Clerk



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: A.SMITH

CASE #: C14-00-2072
 ADDRESS: 2117 IH-35 SOUTH
 SUBJECT AREA (acres): 2.710

ZONING EXHIBIT A

DATE: 00-05
 INTLS: MY

CITY GRID
 REFERENCE
 NUMBER
 J19